

Construction Plan - Cart Shed - Ground Floor Level

The proposed layout changes are as follows:-

Section of SoW to be read in conjunction with the coach house construction drawing.

- Allow for the creation of new window openings to areas indicated on the drawing to rear elevation. All window openings to be 1200mm wide x 1000mm high and to align with external coursed stonework. Internal sill level to be 800mm high from internal floor level or to the nearest external stone course. Allow for repointing and building of reveals where required using stone and lime pointing. Allow for removal of old mortar to removed stone and safe storage for reuse elsewhere on site.
- Supply and install new sandstone stone lintels to match external stone material and appearance as well as course depth (to be confirmed with structural engineer). Bed in and point with lime mortar as per the specification document. Allow for new concrete lintels to be installed to the internal opening with at least 100mm of overhang to the opening.
- Supply and install new external stone window sills to external face of windows. To extend an extra 50mm to either side of the opening and have throat/drip detailing to aid water shedding.
- Supply and install new internal stone window sills to internal face of windows to be left exposed.
- Supply and install 2 nr purpose made glazed lockable timber double doors with side infill glazing to positions indicated. Doors to fit within the existing arches to provide entrances to flats 2 and 3. 2 nr glazed timber windows to center 2 nr arches to match double doors in style and type.
- Supply and install new double door and frame to flat 4. To be fully glazed and lockable.
- Supply and install new entrance door to the entrance of flat 1.
- Supply and install new windows to all window openings highlighted on the drawing.

Internal Floors

- Allow for a new self-leveling screed to be poured to all floor areas of flat 1 as per the manufacturers instructions. Allow for jet washing all areas of flagstone flooring to Flat 2, 3 and 4 where the existing flag stones retained at a suitable stage of the project to avoid any water damage. Allow for any areas that require repointing with lime.
- Supply and install new tiled sandstone flooring to all areas of flat 1.

Internal Walls

- Supply and install studwork infill between flat 3 and flat 4 to area indicated on drawing. Works to be compliant with all relevant Approved Documents in relation to party wall requirements.
- Supply and install studwork infill between flat 2 and flat 3 to area indicated on drawing. Works to be compliant with all relevant Approved Documents in relation to party wall requirements. Wall to be extended to full height of the room. Note, the A frame exists to this area, the A frame is left exposed and visible to one side of wall in flat 2.
- Infill door opening between flat 1 and flat 2 with 2 nr leaves of stonework to area indicated on drawing. Masonry to be reused from elsewhere on site and stone should match the existing course heights to the surrounding wall areas. Allow to be fixed into either end of the existing walls using starter rails. Point using lime mortar as per the specification document. Works to be compliant with all relevant Approved Documents B, E and L in relation to party wall requirements.
- Supply and install new studwork above the new bedroom/bathrooms and living space walls, allow for 12mm plasterboard to be installed

- to all areas including all ceiling areas to flats 2, 3 and 4 (leaving purlins and A frame exposed) Supply and install 2 nr coats of British Gypsum multi finish plaster to ceiling a desired finish as detailed in the specification document.
- Infill redundant walls with blockwork to the central supporting internal wall to flat 1. Block work to match depth of the existing walls.
 - Create new opening for the entrance door to bathroom 003 in flat 1, supply and install new concrete lintel to support brickwork above.
 - Supply and install new internal studwork to all areas indicated on the drawing to be installed as per the specification document. Note - all bedroom stud walls to extend to partial height (to bottom of A frame level) whilst bathroom walls will extend full height to ceiling (with the exception of flat 1 where all walls will be full height to ceiling).
 - Supply and install new studwork to internal face of rear elevation wall indicated on the drawings at 400 or 600 centres. All studwork to extend to the full height of the space above to roof level. Infill with 100mm Kingspan ridged PIR board or similar approved, Alternatively Gypliner independent wall system can be used. Supply and install 12.5mm British Gypsum GYPROC plasterboard or similar approved to roof area as per the manufacturer's instructions and specification document. Supply and install 2 nr coats of British Gypsum multi finish plaster to ceiling a desired finish as detailed in the specification document.
 - Allow for making good any plaster damage as a result of the demolition works to all relevant retained walls and ceilings. Allow for making good all damage as a result of the works and allow for reskimming all previously plastered and newly built blockwork/studdwork walls and ceilings (in particular flat 1) to an acceptable finish. Supply and install 2 nr coats of British Gypsum multi finish plaster to ceiling a desired finish as detailed in the specification document.
 - Supply and install new self finish oak skirting board to all internal walls.
- Internal Doors
- Supply and install new internal doors and frames to areas indicated on the drawing.

Bathrooms

- Allow for all new service connections required to exiting drainage where none currently exist to new kitchens and bathrooms. To comply with Approved Documents G and H and all relevant building regulations.
- Supply and install new bath, shower and screen, WC's, wash hand basins, to locations indicated on the drawings.
- Supply and install new extractor fan to external walls in each bathrooms. Allow for diamond core drilling through external walls.
- Bathroom walls to be fully tiled.

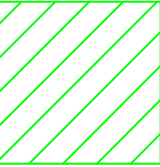
Kitchens

- Supply and install new kitchens to locations indicated on drawings. Allow for all necessary mechanical and electrical connections and to conform to all relevant building regulations.

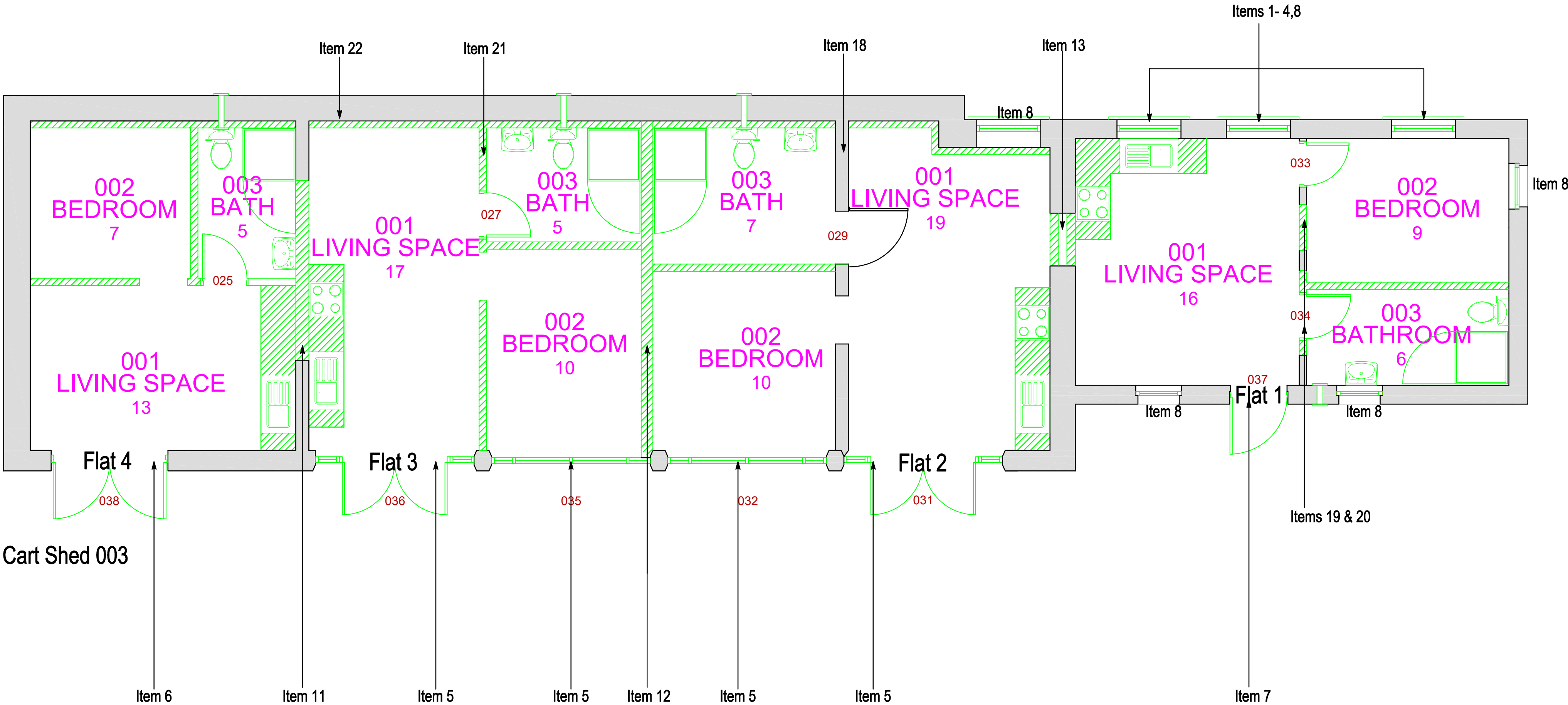
Decoration

- Supply and apply decoration to all previously decorated and newly plastered surfaces to ceilings and walls. with a mist coating and with 2 nr coats of brilliant white colour dulux emulsion.

Key



Construction works



REV	COMMENTS	AUTHOR	CHECK	DATE
A	Updated drawings	SR		23/08/20
B	Updated drawings	SR		18/10/20

FAITHFUL+GOULD

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COUNCIL

Red House, Gomersal

Construction Plan

DRAWING NUMBER	010	REVISION	B
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PROJECT NUMBER				5198130			
1:50		AUTHOR SR		CHECKED DC		CO-ORD CHECK DC	
A1		09/11/2020		09/11/2020		09/11/2020	

DO NOT SCALE

USE ONLY WRITTEN DIMENSIONS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO THE WORKS BEING PUT INTO HAND AND ANY DISCREPANCIES TO BE REPORTED TO THE ORIGINATOR.